



**TOWN OF HARPSWELL
PLANNING BOARD MINUTES
MAY 17, 2006**
Approved June 21, 2006

MEMBERS PRESENT

John Papacosma, Chairman
Dorothy Carrier, Vice Chairman
Joanne Rogers
George Swallow
Kenneth Cichon, Associate Member
Robin Brooks, Associate Member

MEMBERS ABSENT

Henry Korsiak

STAFF PRESENT

Jay Chace, Planner
Marsha Hinton, Recording Secretary

The Town of Harpswell Planning Board meeting being duly advertised in the Times Record was called to order at 6:30 p.m. by Mr. Papacosma, Chairman.

Mr. Papacosma, Chair, named Mr. Brooks and Mr. Cichon as full voting members for purposes of this evening's meeting.

Minutes of April 19, 2006

The Planning Board discussed typographical errors, the omission of the appointment of Mr. Cichon as a full voting member in Ms. Carrier's absence, and the need to note how the square footage was calculated for the Douglas Steele application.

Mr. Papacosma moved, seconded by Ms. Carrier to delay action on the April 19, 2006, minutes until the next regular meeting of the Harpswell Planning Board. Unanimous Approval

Mr. Papacosma, Chair, due to the arrival of Mr. Swallow, returned Mr. Brooks to a non-voting associate status.

Mr. Papacosma, Chair, reviewed the Planning Board site visits on May 15, 2006, which were attended by Ms. Carrier, Ms. Rogers, Mr. Brooks, Mr. Papacosma, Mr. Cichon and Mr. Chace, Town Planner.

Mr. Papacosma, Chair, explained the hearing process and procedures for the Planning Board meeting.

OLD BUSINESS

No old business.

NEW BUSINESS

ITEM 1

06-05-01 Harpswell Heritage Land Trust, Site Plan Review, Interior, Tax Map 2-70-1, Harpswell Neck Road, Harpswell.

Mr. Coles described the work of the Harpswell Heritage Land Trust and explained the proposal to construct an office with a meeting room on a donated site on Route 123. Mr. Coles discussed existing conditions, environmental restrictions to development, sewage, water usage, surface drainage, runoff, special hazardous waste, the Moore recycling center, lot coverage, setbacks, landscaping, buffering, disturbance to the earth, signage, lighting, utilities, usage of the site, access to the property, protection of the existing vernal pool, Mr. Bryan's recommendations, grading, the culvert, width of the driveway, design of the parking spaces, and impact to traffic flow.

Mr. Chace, Town Planner, entered into the record a revised Subsurface Wastewater Disposal plan dated May 15, 2006, as well as a letter from Mr. Rob Bryan, Maine Audubon, dated May 15, 2006.

Mr. Papacosma, Chair, opened the floor to members of the public who wished to comment on this agenda item.

Mr. Bailey, 140 Harpswell Neck Road, read a letter outlining his concerns with regard to traffic safety, parking adequacy, better lighting, and gating during evening hours to curtail unauthorized and potentially illegal activities, the health hazards posed by the stagnant pool, which he felt was a breeding area for mosquitoes, and stormwater management.

Ms. Ogrodnik, Hawthorne Lane, stated that she was opposed to a 24 hour lighted parking lot because of the light pollution it would cause.

Ms. Kelly expressed her concerns with regard to the disruption to the neighborhood by having a meeting space for 50 people, the runoff that would enhance the breeding ground for mosquitoes, and the large parking area. Ms. Kelly stated that she was appreciative of the desire to maintain the natural landscaping.

Mr. Chace entered the letter from Mr. Bailey into the record.

Planning Board review of Site Plan Review §15 Approval Standards and Criteria.

Section 15.1 Dimensional Requirements

Mr. Papacosma moved, seconded by Ms. Carrier, that the applicant has met the ordinance requirements as they relate to dimensional requirements. Unanimous Approval

Section 15.2 Utilization of the Site

Mr. Papacosma moved, seconded by Ms. Rogers, that the applicant meets the requirements of §15.2 in terms of site utilization. Unanimous Approval

Section 15.3 Adequacy of Road Systems

The Planning Board discussed the Maine Department of Transportation permit, width of the driveway, and the comments from Mr. Bailey.

Mr. Papacosma moved, seconded by Ms. Carrier that Route 123 is adequate for whatever the applicant's proposal will require. Unanimous Approval

Section 15.4 Access into the Site

The Planning Board discussed width of the driveway, driveway construction, usage of driveway shoulders, safety, lot coverage, line-of-site, and ordinance standards.

Mr. Papacosma moved, seconded by Ms. Carrier to find that the driveway be 16 feet wide conditioned upon the lot coverage calculations not exceeding 20 percent. Unanimous Approval

Section 15.5 Access/Egress Way Location and Spacing

Ms. Carrier moved, seconded by Mr. Swallow that the applicant meets § 15.5 Access/Egress Way Location and Spacing by virtue of the fact that this standard does not apply. Unanimous Approval

Section 15.6 Internal Vehicular Circulation

The Planning Board discussed layout of the parking spaces, overflow parking, number of parking spaces, and emergency vehicle access.

Mr. Papacosma moved, seconded by Mr. Cichon, to find that the applicant meets the requirements of § 15.6 Internal Vehicular Circulation. Unanimous Approval

Section 15.7 Parking

Mr. Chace, Town Planner, explained the ordinance standards for parking and how the requirement for 18 parking spaces was calculated.

Ms. Carrier moved, seconded by Ms. Rogers, to find that the applicant meets the requirements of § 15.7 Parking by indicating that the applicant intends to provide 24 total parking spaces, but in the event that the Planning Board's request for a 16 foot wide drive infringes or increases the impervious surface coverage beyond 20 percent that the applicant may reduce the parking to no less than 18 parking spaces. Unanimous Approval

Section 15.8 Pedestrian Circulation

The Planning Board discussed the material used for the walkways.

Mr. Papacosma moved, seconded by Mr. Cichon, to find that the application meets the requirements of § 15.8 Pedestrian Circulation. Unanimous Approval

Section 15.9 Stormwater Management

The Planning Board discussed comments from Mr. Bailey with regard to stormwater runoff and observations from the site visit.

Mr. Papacosma moved, seconded by Mr. Swallow, that the applicant has met the requirements of § 15.9 Stormwater Management. Unanimous Approval

Section 15.10 Erosion Control

Ms. Carrier moved, seconded by Mr. Papacosma, that the applicant has met the requirements of § 15.10 Erosion Control as the applicant has indicated that they will be taking erosion control measure during the construction and that the natural features of the site will be protected as much as possible. No vote taken.

Mr. Swallow moved to amend the motion, seconded by Mr. Papacosma, that the applicant has met the requirements of § 15.10 Erosion Control as the applicant has indicated that they will be taking erosion control measures during construction, that the natural features of the site will be protected as much as possible, and that the applicant has agreed to meet the extra erosion control requirements suggested by Mr. Bryan concerning silt fencing around the vernal pool to protect the aquatic life. Unanimous Approval

Section 15.11 Water Supply and Groundwater Protection

Ms. Carrier moved, seconded by Mr. Cichon, that the applicant meets the requirements of § 15.11 Water Supply and Groundwater Protection as they anticipate drilling a private well and that this is not considered a public water source. Unanimous Approval

Section 15.12 Subsurface Waste Disposal

Ms. Carrier moved, seconded by Ms. Rogers, that the applicant meets the requirements of § 15.12 Subsurface Waste Disposal as the applicant has submitted a plan designed by a reputable soils test engineer. Unanimous Approval

Section 15.13 Utilities and Essential Services

Mr. Papacosma moved, seconded by Mr. Cichon that the applicant meets the requirements of § 15.13 Utilities and Essential Services. Unanimous Approval

Section 15.14 Natural Features and Buffering

Mr. Papacosma moved, seconded by Mr. Swallow to find that the applicant has met the requirements of § 15.14 Natural Features and Buffering. Unanimous Approval

Section 15.15 Lighting

The Planning Board discussed additional lighting for the parking area, prohibiting unauthorized activities on the site, light pollution, and motion detectors.

Mr. Papacosma moved, seconded by Mr. Swallow that the applicant has met the intent of § 15.15 Lighting.

Section 15.16 Water Quality Protection

Mr. Papacosma moved, seconded by Ms. Rogers that the applicant has met the requirements of water quality protection. Unanimous Approval

Section 15.17 Hazardous, Special and Radioactive Materials

Ms. Carrier moved, seconded by Ms. Rogers that § 15.17 Hazardous, Special and Radioactive Materials does not apply to this application. Unanimous Approval

Section 15.18 Solid, Special and Hazardous Waste Disposal

Ms. Rogers moved, seconded by Ms. Carrier that the applicant meets the requirements of § 15.18 as all waste will be taken to the Town's transfer station. Unanimous Approval

Section 15.19 Historic and Archaeological Resources

Ms. Rogers moved, seconded by Ms. Carrier that the applicant meets the requirements of § 15.19 as there are no known recordings of this being either historic or archeological in resource. Unanimous Approval

Section 15.20 Floodplain Management

Mr. Papacosma moved, seconded by Ms. Carrier that § 15.20 does not apply.

Section 15.21 Technical and Financial Capacity

The Planning Board discussed the timeline for construction.

Ms. Rogers moved, seconded by Ms. Carrier that the applicant meets the requirements of § 15.21 Technical and Financial Capacity as they have indicated that they have the necessary funds to substantially begin the project. Unanimous Approval

Mr. Papacosma moved, seconded by Ms. Rogers that the applicant has met the requirements of the Site Plan Review ordinance. Unanimous Approval

Mr. Chace, Town Planner, recommended waiting for the revision to the site plan showing the 16 foot wide driveway before signing the site plan and notice of decision.

06-05-02 Benjamin Wallace, Redfish and Associates, (Bruce Davis – Owner), Site Plan Review, Commercial Wharf; Shoreland Residential, Tax Map 32-54, 1624 Harpswell Islands Road, Orr's Island.

Mr. Wallace explained the applicant's need for a commercial fishing wharf and described the proposal for a dock. Mr. Wallace discussed the bait shed, ramp, dock location, eel grass, lighting, theft prevention, size of the wharf, expansion of use, and floats.

The Planning Board discussed the high tide, floats, ordinance requirements, the proposed road, anticipated activities on the site, the need for a well, definition of commercial fishing use, and the bait house.

Mr. Papacosma, Chair, opened the floor to members of the public who wished to comment on this agenda item.

Ms. Joan Goodwin, abutter, stated that she does not see the need for a commercial dock given the limited usage or the need to have a lighted dock all night. Ms. Goodwin added her concerns with regard to increase in usage, the impact of bait trucks, runoff onto her property, and buffering.

Ms. Julie Taylor, abutter, asked why the location was chosen for this wharf.

Mr. Conrad Green, abutter, stated his general support for the proposal, expressed concern about property values, and asked that the proposal be scaled down to a residential dock.

Mr. Davis stated that he has held a commercial fishing license for 30 years and that the dock would only be used by family members. Mr. Davis added that he has no plans to place a restaurant on the site. Mr. Davis explained that the location for the wharf was chosen because of ease of accessibility to deep water. Mr. Davis discussed the lighting and safety issues.

Mr. Chace, Town Planner, entered a letter from Mr. McAvoy into the record.

Mr. Papacosma, Chair, read the letter from Mr. McAvoy expressing his concerns and stated that by ordinance commercial docks are an allowable use in the Shoreland Residential Zone in Harpswell.

Mr. Papacosma, Chair, closed the public portion of the meeting.

Planning Board consideration of Site Plan Review § 15 Approval Standards and Criteria

Section 15.1 Dimensional Requirements

Mr. Papacosma moved, seconded by Ms. Rogers, to find that the proposal meets the dimensional requirements of the Basic Land Use and Shoreland Zoning Ordinances. Unanimous Approval

Section 15.2 Utilization of the Site

Mr. Papacosma moved, seconded by Mr. Swallow to find that the applicant meets the requirements of § 15.2 Utilization of the Site. Unanimous Approval

Section 15.3 Adequacy of Road Systems

Mr. Papacosma moved, seconded by Mr. Swallow that § 15.3 Adequacy of Road System is met in this application. No vote taken.

The Planning Board discussed visibility, curb cut, potential for expansion of use, specificity in limiting use, and traffic into and out of the site.

Ms. Rogers moved, seconded by Mr. Cichon, that the applicant meets the requirements of § 15.3 Adequacy of Road Systems as the site is located off Route 24 one of Harpswell's major roads and has capacity for this project. Unanimous Approval

Section 15.4 Access into the Site

The Planning Board discussed vegetation interfering with adequate sighting to the north of the driveway entrance and who bears responsibility for trimming back vegetation for purposes of traffic safety.

Ms. Rogers moved, seconded by Mr. Swallow that the applicant meets the requirements of § 15.4 Access into the Site if the problem with line-of-site created by overgrown vegetation is corrected. Unanimous Approval

Section 15.5 Access/Egress Way Location and Spacing

Mr. Papacosma moved, seconded by Mr. Cichon that the applicant meets the intents of § 15.6 Access/Egress Way Location and Spacing. Unanimous Approval

Section 15.6 Internal Vehicular Circulation

Mr. Papacosma moved, seconded by Mr. Swallow that the applicant meets the requirements of § 15.6 Internal Vehicular Circulation. Unanimous Approval

Section 15.7 Parking

The Planning Board discussed the location of the parking spaces.

Ms. Carrier moved, seconded by Mr. Swallow that the applicant meets the requirements of §15.7 Parking as he is providing four parking spaces for four commercial fishermen. Unanimous Approval

Section 15.8 Pedestrian Circulation

Ms. Carrier moved, seconded by Mr. Swallow that the applicant meets the requirements of § 15.8 Pedestrian Circulation as there is no evident walking hazards for this commercial use. Unanimous Approval

Section 15.9 Stormwater Management

Mr. Papacosma moved, without second, that the applicant meets the requirements of § 15.9 Stormwater Management.

The Planning Board discussed drainage patterns on the site, impact by the proposed driveway, the absence of a stormwater management plan, enforcement, obtaining feed back from the Codes Enforcement Office, and culvert location.

Mr. Cichon moved, seconded by Ms. Rogers, that the applicant meets the requirement of § 15.9 Stormwater Management in that the applicant has stipulated that culverts will be used to maintain natural drainage of stormwater with the condition that the applicant provide to the Planning Board an “as built” drawing of the measures actually implemented. Four in favor (Ms. Carrier, Mr. Papacosma, Ms. Roger, and Mr. Cichon) One not present (Mr. Swallow)

Section 15.10 Erosion Control

Ms. Rogers moved, seconded by Ms. Carrier that the applicant meets the requirements of § 15.10 Erosion Control as he states that he will use acceptable erosion control techniques, vegetation removal will be as needed, and impervious surfaces will be minimized so as to reduce runoff. Unanimous Approval

Section 15.11 Water Supply and Groundwater Protection

Mr. Papacosma moved, seconded by Ms. Carrier that the applicant meets the requirements of § 15.11 Water Supply and Groundwater Protection. Unanimous Approval

Section 15.12 Subsurface Waste Disposal

Mr. Papacosma moved, seconded by Mr. Swallow that the applicant meets § 15.12 Subsurface Waste Disposal. Unanimous Approval

Section 15.13 Utilities and Essential Services

Mr. Papacosma moved, seconded by Ms. Carrier that the applicant meets § 15.13. Unanimous Approval

Section 15.14 Natural Features and Buffering

The Planning Board discussed existing buffering, hours of operation, and setbacks for driveways.

Ms. Carrier moved, seconded by Mr. Swallow that the applicant meets the requirements of § 15.14 Natural Features and Buffering as the applicant is not proposing to put the driveway next to the property line, is leaving a natural buffer, and that there is a limited area that will be cleared by the bait shed, which the builder has stated is mostly moss. Unanimous Approval

Section 15.15 Lighting

The Planning Board discussed lighting for safety issues, location of lighting, motion sensitive lights, and theft prevention.

Ms. Rogers moved, seconded by Ms. Carrier, that the applicant has met the requirements of § 15.15 Lighting as lighting will be provided as needed for safety reasons. Unanimous Approval

Ms. Rogers moved, seconded by Ms. Carrier to extend the meeting past 9:30 pm. Unanimous Approval

Section 15.16 Water Quality Protection

Ms. Rogers moved, seconded by Ms. Carrier that the applicant meets the requirements of § 15.16 as there does not appear to be any activity that will affect the water quality. Unanimous Approval

Section 15.17 Hazardous, Special and Radioactive Materials

Ms. Rogers moved, seconded by Ms. Carrier, that the applicant meets the requirements of § 15.17 as there is no proposed activity that would require the use or storage of these materials. Unanimous Approval

Section 15.18 Solid, Special and Hazardous Waste Disposal

Ms. Rogers moved, seconded by Ms. Carrier that the applicant meets the requirements of § 15.18 as the applicant has stated that the Town's transfer station will be used to dispose of any generated waste. Unanimous Approval

Section 15.19 Historic and Archaeological Resources

Mr. Papacosma moved, seconded by Mr. Swallow, that the applicant meets this requirement. Unanimous Approval

Section 15.20 Floodplain Management

Mr. Papacosma moved, seconded by Mr. Swallow, that the applicant meets § 15.20 Floodplain Management. Unanimous Approval

Section 15.21 Technical and Financial Capacity

Mr. Papacosma moved, seconded by Ms. Carrier, that the applicant meets the intent of § 15.21. Unanimous Approval

Planning Board consideration of Shoreland Zoning Ordinance § 15.3

15.3.1 Development on Appropriate Soils

The Board discussed erosion control.

Mr. Papacosma moved, seconded by Ms. Rogers that the applicant meets the requirements of § 15.3.1. Unanimous Approval

15.3.2 Interference with Existing Beach Area

Mr. Cichon moved, seconded by Ms. Carrier, that the applicant meets the requirements of § 15.3.2 as there are no existing developed or natural beach areas present based on the Planning Board's site inspection. Unanimous Approval

15.3.3 Adverse Affect on Fisheries

Ms. Carrier moved, seconded by Mr. Swallow, that the applicant meets the requirements of § 15.3.3 as the location does not appear to have a greater impact on fisheries than any other location along the shoreline in the Town of Harpswell. Unanimous Approval

15.3.4 No Larger than Necessary

Ms. Carrier moved, seconded by Mr. Swallow, that the applicant meets the requirements of § 15.3.4 in that the dock is under 16 feet. Unanimous Approval

15.3.5 New Structures

Mr. Papacosma moved, seconded by Ms. Rogers, that the applicant meets the requirements of § 15.3.5 and in the event that the bait shed is no longer used for a commercial fishing related purposes it will be removed. Unanimous Approval

15.3.6 Conversion of Structure to Residential Dwelling Unit

Ms. Carrier stated that § 15.3.6 does not apply.

15.3.7 Structure not to Exceed 20 Feet in Height Above the Pier

Ms. Carrier moved, seconded by Mr. Papacosma, that the applicant meets the requirements of § 15.3.7 as the structure will be less than 20 feet in height. Unanimous Approval

Planning Board consideration of § 13.4.7 of the Basic Land Use Code

Ms. Rogers moved, seconded by Ms. Carrier that the applicant meets the Basic Land Use ordinance requirements of § 13.4.7.2, 13.4.7.3, 13.4.7.6, and 13.4.7.8 as approved under previous ordinance sections. Unanimous Approval

13.4.7.1 Will maintain safe and healthful conditions.

Ms. Rogers moved, seconded by Ms. Carrier, that the applicant meets the requirements of § 13.4.7.1 as the proposal is designed to have as minimal an impact on the shore as possible. Unanimous Approval

13.4.7.4 Will not have an adverse impact on spawning grounds, fish, aquatic life, bird, or other wildlife habitat.

Ms. Rogers moved, seconded by Ms. Carrier, that the applicant meets the requirements of § 13.4.7.4 as the proposal is designed to have as minimal an impact as possible on spawning grounds, fish, aquatic life, birds and other wildlife habitat. Unanimous Approval

13.4.7.5 Will conserve shore cover and points of access to inland and coastal waters.

Ms. Rogers moved, seconded by Ms. Carrier, that the applicant meets the requirements of § 13.4.7.5 as the proposal will neither inhibit shore cover nor access. Unanimous Approval

13.4.7.7 Will not adversely affect existing commercial fishing or maritime activities in a Commercial Fisheries I or II District

Ms. Rogers moved, seconded by Ms. Carrier that the applicant meets the requirements of § 13.4.7.7 as it is intended to enhance the applicant's commercial fishing activities. Unanimous Approval

13.4.7.9 Is in conformance with the provisions of Section 15, Land Use Standards of the Shoreland Zoning Ordinance.

Ms. Rogers moved, seconded by Mr. Cichon, that the application meets the requirements of § 13.4.7.9 as it is in conformance with the provisions of § 15 land use sections of the Shoreland Zoning ordinance. Unanimous Approval

Mr. Swallow moved, seconded by Ms. Carrier that the site plan has met the requirements of Site Plan Review with the following conditions: that the applicant provide an "as built" plan for the driveway showing the culverts and drainage ditches for the Town's record; that the applicant will address the issue of the lilac bush on Route 24; and should the dock cease to be used as a commercial fishing dock the bait shed will be removed. Unanimous Approval

06-05-03 Orr's Bailey Island Fire Department, Site Plan Review, Interior, Tax Map 32-6, 1600 Harpswell Island Road, Orr's Island.

Mr. Johnson, Chair, Orr's Bailey Island Fire Department Building Committee, described the proposal for a storage building.

The Planning Board discussed the removal of the current storage building, footprint of the proposed storage building, and impervious surface coverage.

Planning Board consideration of Site Plan Review § 15 Approval Standards and Criteria

Section 15.1 Dimensional Requirements

Mr. Papacosma moved, seconded by Mr. Swallow that the applicant will meet the requirements of §15.1 Dimensional Requirements. Unanimous Approval

Section 15.2 Utilization of the Site

Ms. Rogers moved, seconded by Ms. Carrier that the applicant has met the requirements of §15.2 Utilization of the Site as the location appears to be free of any environmentally sensitive areas. Unanimous Approval

Section 15.3 Adequacy of Road Systems

Ms. Carrier moved, seconded by Mr. Cichon that the applicant has met the requirements of §15.3 Adequacy of Road Systems since the site is located right off the Harpswell Island Road Route 24. Unanimous Approval

Section 15.4 Access into the Site

Ms. Rogers moved, seconded by Ms. Carrier that the applicant has met the requirements of §15.4 Access into the Site as the access will continue to be the existing driveway. Unanimous Approval

Section 15.5 Access/Egress Way Location and Spacing

Ms. Carrier moved, seconded by Ms. Rogers that the applicant has met the requirements of §15.5 Access/Egress Way Location and Spacing as there are no signalized intersections within 150 feet of the site. Unanimous Approval

Section 15.6 Internal Vehicular Circulation

Ms. Rogers moved, seconded by Ms. Carrier that the applicant has met the requirements of §15.6 Internal Vehicular Circulation as the location and dimensions of the driveway and parking areas at present are designed to provide for adequate movement of emergency vehicles. Unanimous Approval

Section 15.7 Parking

Mr. Papacosma moved, seconded by Ms. Rogers that the applicant has met the requirements of §15.7 Parking. Unanimous Approval

Section 15.8 Pedestrian Circulation

Mr. Papacosma moved, seconded by Mr. Cichon that the applicant has met the requirements of §15.8. Unanimous Approval

Section 15.9 Stormwater Management

Ms. Rogers moved, seconded by Ms. Carrier that the applicant has met the requirements of §15.9 Stormwater Management as there are no apparent adverse impacts to abutting properties and the total impervious surface of this site will not be increased as a result of the project. Unanimous Approval

Section 15.10 Erosion Control

Mr. Papacosma moved, seconded by Ms. Carrier that the applicant has met the requirements of §15.10 Erosion Control. Unanimous Approval

Section 15.11 Water Supply and Groundwater Protection

Mr. Cichon moved, seconded by Ms. Rogers that the applicant has met the requirements of §15.11 Water Supply and Groundwater Protection as they propose to utilize the existing system. Unanimous Approval

Section 15.12 Subsurface Waste Disposal

Ms. Rogers moved, seconded by Mr. Cichon that the applicant has met the requirements of §15.12 Subsurface Waste Disposal as this project does not trigger or necessitate any expansion of the system as stated by the State of Maine Subsurface Wastewater Disposal Rules and that the Codes Enforcement Office has indicated that the system appears to be adequate. Unanimous Approval

Section 15.13 Utilities and Essential Services

Ms. Carrier moved, seconded by Mr. Cichon that the applicant has met the requirements of §15.13 Utilities and Essential Services as they have indicated that they will be running the necessary services from the existing firehouse to the proposed storage facility. Unanimous Approval

Section 15.14 Natural Features and Buffering

Ms. Rogers moved, seconded by Mr. Papacosma that the applicant has met the requirements of §15.14 Natural Features and Buffering as the site will be kept in its natural state to the greatest practical extent. Unanimous Approval

Section 15.15 Lighting

Ms. Rogers moved, seconded by Ms. Carrier that the applicant has met the requirements of §15.15 Lighting as the lighting fixtures utilized will be consistent with the existing lighting. Unanimous Approval

Section 15.16 Water Quality Protection

Ms. Carrier moved, seconded by Ms. Rogers that the applicant has met the requirements of §15.16 Water Quality Protection as the proposed activity will be cleaning up the site by removing a storage shed and adding a grassy area. Unanimous Approval

Section 15.17 Hazardous, Special and Radioactive Materials

Ms. Rogers moved, seconded by Ms. Carrier that the applicant has met the requirements of §15.17 Hazardous Special and Radioactive Materials as there does not appear to be any proposed activity that would produce or require the storage of hazardous, special and radioactive materials. Unanimous Approval

Section 15.18 Solid, Special and Hazardous Waste Disposal

Mr. Cichon moved, seconded by Ms. Rogers that the applicant has met the requirements of §15.18 Solid, Special and Hazardous Waste Disposal as all waste materials will be taken to the Town's transfer station and the applicant has described how the Department of Environmental Protection will manage any hazardous residuals. Unanimous Approval

Section 15.19 Historic and Archaeological Resources

Ms. Rogers moved, seconded by Mr. Swallow that §15.19 Historic and Archaeological Resources does not apply. Unanimous Approval

Section 15.20 Floodplain Management

Ms. Carrier moved, seconded by Mr. Swallow that the applicant has met the requirements of §15.20 Floodplain Management as the site is not in the floodplain zone. Unanimous Approval

Section 15.21 Technical and Financial Capacity

Ms. Carrier moved, seconded by Ms. Rogers that the applicant has met the requirements of §15.21 Technical and Financial Capacity. Unanimous Approval

Mr. Papacosma moved, seconded by Ms. Carrier that the applicant, Orr's Bailey Island Fire Department, has met the requirements of the Site Review ordinance and that this application be approved. Unanimous Approval

OTHER BUSINESS

Mr. Chace distributed responses from abutters to the Great Island Boat Yard in support of and in opposition to the minor site plan amendment, stated that the Codes office still considers the proposal to be a minor site plan review and the Harbor Master feels that it will clean up any issues with the moorings. Mr. Chace stated that it does not appear that the addition of 10 moorings will change the property in such a way as to affect the original approval standards.

The Planning Board was polled and agreed to take jurisdiction and review the site plan application for Great Island Boat Yard.

The Planning Board held discussion on Camelot Place (Map 41 Lot 121) construction activities.

There being no other business before the Planning Board, **MS. CARRIER MOVED, SECONDED BY MS. ROGERS TO ADJOURN.**

Meeting adjourned at 11:17 p.m.

Respectfully Submitted,

Marsha M. Hinton
Planning Assistant